

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29113

79/80

Property Information

property address: 2201 CAVITT

legal description: HILLCREST, BLOCK O, LOT 1, PT OF ALLEY

owner name/address: STEPHENSON, JERRY W

DBA STAR TEX SECURITY INC

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BRYAN, TX 77801-2004

full business name: STEERING SECURITY

land use category: BUSINESS

type of business: Security Firm

current zoning: C3

occupancy status: OCCUP

lot area (square feet): 7375

frontage along Texas Avenue (feet): 119

lot depth (feet): 144

sq. footage of building: 1936

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

50 ft.

Improvements

of buildings: 1 building height (feet): 25 # of stories: 1

type of buildings (specify): Brick facade, wooden siding

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) side of road

property line of 229114

approximate construction date: 1978 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: Brick sign

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 2x11A sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: Good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no W/S

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
